

A G E N D A

BUILDING COMMITTEE

July 12, 2000

11:00 A.M. ORTA Conference Room

STATE ADMINISTRATIVE BOARD

July 18, 2000

11:00 A.M. Senate Appropriations Room
3rd Floor Capital

REVISIONS TO CONSTRUCTION CONTRACTS

1. DEPARTMENT OF CORRECTIONS, JACKSON – State Prison of Southern Michigan – Decentralization & Reorganization Plan Phase 500 – Site Electrical Distribution
File No. 472/93002.RCH – Index No. 50255
C & L Electric, Lansing; CCO No. 18, Incr. \$122,779.96
2. DEPARTMENT OF ENVIRONMENTAL QUALITY, KALAMAZOO – Richland Production Plated Plastics, Inc. – O & M Contract
File No. 761/94213.AGY – Index Nos. 47916 & 47918
Systems Integration, Inc., Zeeland; CCO No. 4, Incr. \$36,836.25

RECOMMENDATION FOR GRANT OF EASEMENT

3. DEPARTMENT OF STATE POLICE, TOWNSHIP OF WHITE PIGEON - That for and in consideration of payment of \$1.00 for the value of the easement the State Administrative Board, under authority of Act 431 of the Public Acts of 1984, as amended, grant to the Michigan Department of Transportation, an easement on the following described property:

Commencing at the intersection of the centerline of Chicago Road and the West line of Section 1, Township 8 South, Range 12 West, which Section line is also the centerline of U.S. 131; thence North on said Section Line 437.8 feet; thence East 33.0 feet to the East line of U.S. 131 which is the place of beginning of this easement; thence Southeasterly a distance of 36.27 feet; thence South parallel to said West Section Line a distance of 117.17 feet to a point on the Easterly line of U.S. 131; thence Northwesterly along a curve to the right on said Easterly line 141.92 feet to the place of beginning;

Also, commencing at the intersection of centerline at Chicago Road and West line of Section 1, Township 8 South, Range 12 West, which Section Line is also the centerline at U.S. 131; thence East along the centerline of Chicago Road a distance of 377.0 feet; thence North a distance of 50.0 feet more or less to a point on the North line of Chicago Road, and the place of beginning of this description; thence Westerly along the said North line of Chicago Road a distance of 19.43 feet; thence Northwesterly along a curve to the right on said Southerly line a distance of 39.64 feet to a point on the right of way line; thence Easterly a distance of 66.72 feet; thence Southeasterly a distance of 11.25 feet to the place of beginning.

Further, that all legal documents relative to the Grant of Easement be prepared by the Department of Attorney General.

Further, that all monies received be deposited in the General Fund of the State.

LEASES FOR PRIVATE PROPERTY

Leases with services provided or paid by the State as noted.

4. DEPARTMENT OF CONSUMER AND INDUSTRY SERVICES, OSHTEMO TOWNSHIP – New lease (#10810) from August 1, 2000, through July 31, 2010, with Westpointe Development, L.L.C., A Michigan Limited Liability Company, 2012 28th Street, S.E., Grand Rapids, Michigan 49508, for 3,844 square feet of ground floor office space and 15 parking spaces located at 940 North 10th Street, Oshtemo Township. The annual per square foot rental rate for this space is \$16.05 (\$5,141.35 per month). Effective August 1, 2005, through July 31, 2010, the annual per square foot rental rate for this space is \$16.55 (\$5,301.52 per month). This rate does not include heat, electricity, and water/sewer. Effective June 15, 2003, and every subsequent June 15, any increase or decrease in real estate taxes and operating costs per annum will be adjusted and paid on an annual basis. This lease contains one five-year renewal option with an annual per square foot rental rate of \$17.60 (\$5,637.87 per month) with continuation of above-stated adjustment provision. This space provides work stations for four employees. This lease has been approved by the Attorney General as to legal form. Source of Funds: 100% Restricted.

5. DEPARTMENT OF STATE POLICE, TRAVERSE CITY – New lease (#10836) from July 1, 2000, through June 30, 2005, with M-72 East, L.L.C., A Michigan Limited Liability Company, 6284 Bates Road, Williamsburg, Michigan 49690 for 4,460 square feet of office space and 24 reserved parking spaces located at 4472 Mt. Hope Road, Acme. The annual per square foot rental rate for this space is \$17.98 (\$6,686.28 per month). This rate does not include heat, electricity, janitorial services and supplies, replacement of fluorescent tubes and bulbs, ground maintenance, snow removal, rubbish removal, and pest control. Also, this rate does not include get-ready costs in an amount not-to-exceed \$3,066.00. Effective June 15, 2003, and every subsequent June 15th, any increase or decrease in real estate taxes per annum will be adjusted and paid on an annual basis. This lease contains one five-year renewal option with an annual per square foot rental rate of \$19.38 (\$7,202.90 per month) with continuation of above-stated adjustment provision. This space provides work stations for ten employees. This lease has been approved by the Attorney General as to legal form. Source of Funds: 100% General Fund.
6. DEPARTMENT OF TREASURY, LANSING – Renewal of lease (#7316) from July 1, 2000, through June 30, 2002, with Eyde Construction Company, A Michigan Co-Partnership, 4660 South Hagadorn Road, Suite 660, East Lansing, Michigan 48826, for 10,887 square feet of office space and 120 parking spaces located at 5015 South Cedar, Suite 300, Lansing. The annual per square foot rental rate for this space is \$14.09 (\$12,782.33 per month). This rate does not include get-ready costs in an amount not-to-exceed \$7,500.00. This lease contains two one-year renewal options with an annual per square foot rental rate of \$14.59 (\$13,236.78 per month) for the first option period. Effective July 1, 2002, through June 30, 2004, the annual per square foot rental rate for this space is \$15.09 (\$13,690.40 per month). This space provides work stations for 79 employees. This lease has been approved by the Attorney General as to legal form. Source of Funds: 31% General Fund, 69% Restricted Funds.

ADDENDUMS TO LEASES FOR PRIVATE PROPERTY

7. DEPARTMENT OF MANAGEMENT AND BUDGET, Holland – Addendum #1 to lease (#7814) approved by the State Administrative Board on October 18, 1994, Item #12, between Ottawa Area Intermediate School District of Ottawa, Allegan, and Muskegon Counties, as Lessor, and the State of Michigan, Department of Management and Budget, as Lessee, for space located at 13565 Port Sheldon Road, Holland. This addendum provides for extending the existing lease for five years through June 30, 2005, at the same rental rate and conditions. (Total square feet 445). This addendum becomes effective upon the last State Governmental approval and continues to the termination date of the lease. This addendum has been approved by the Attorney General as to legal form. Source of Funds: 100% Restricted State Funds.

8. DEPARTMENT OF STATE, SHELBY TOWNSHIP, - Addendum #1 to lease (#10541) approved by the State Administrative Board on September 1, 1998, Item #10, between New Plan Excel Realty Trust, A Maryland Corporation, as Lessor, and the State of Michigan, Department for State, as Lessee, for space located at 13963 Hall Road, Shelby Township. The purpose of this addendum is to modify the lease to reflect the changes required to correct the address of the facility, correct the square footage and floor plan, adjust the rental amounts, change the beginning and ending dates to reflect the actual move-in date, add Year 2000 language, and update the Civil Rights language. Source of Funds: 100% Restricted Funds.
9. DEPARTMENT OF STATE, MUNISING – Addendum #1 to lease (#2486) approved by the State Administrative Board on April 18, 1995, Item #24, between Michael J. and Donna C. Kolbus, and subsequently assigned to Michael J. Kolbus, A Single Man, as Lessor, and the State of Michigan, Department of State, as Lessee, for space located at 418 Mill Street, Munising. This addendum provides for extending the existing lease for five years through July 31, 2005, at the same rental rate and conditions and for updating the HVAC system, and installing a fan switch and cabinet in the restroom with a get ready cost in an amount not-to-exceed (\$6,988.00) (total square feet 600). This addendum becomes effective upon the last State Governmental approval and continues on through the termination date of the lease. This addendum has been approved by the Attorney General as to legal form. Source of Funds: 93% Restricted General Funds, 7% General Fund.